

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 SEC Taylor and Bonair Avenues \* ZONING COMMISSIONER  
 1701 Taylor Avenue  
 9th Election District \* OF BALTIMORE COUNTY  
 4th Councilmanic District  
 Glenn S. Kuntzman, et al \* Case No. 97-342-A  
 Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 1701 Taylor Avenue in Parkville. The Petition is filed by Glenn S. Kuntzman and Robert D. Kuntzman, property owners. Variance relief is requested from Section 405.4.A.2.a. of the Baltimore County Zoning Regulations (BCZR) to permit a canopy within 11 ft. of the street right of way in lieu of the required 15 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Glenn S. Kuntzman, co-property owner and co-Petitioner. Also present in support of the Petition was David B. Friend. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is .310 acres in area, zoned B.L.-A.S. The property is located at the south-east corner of the intersection of Taylor Avenue and Bonair Avenue in Parkville. Actually, Bonair Avenue is a Paper Street south of Taylor Avenue. The property is located in a business/commercial area in Parkville. The Moreland Memorial Cemetery is nearby.

ORDER RECEIVED FOR FILING

Date

By

3/23/97  
 [Signature]

Mr. Kuntzman indicated that he and his brother own the subject property and operate a business thereon known as Excel Car Care Center, Inc. The Kuntzman brothers have owned the property and operated this business at this location for approximately 2-1/2 years. As the name implies, the business is an automobile repair business. The shop does not do body and fender work, however, does perform maintenance and engine repairs, including tune-ups, transmission work, brakes service, etc.

The business is operated from a one story masonry structure which is located on the site. The structure contains three bays. Although the Kuntzman brothers have only owned and operated their business on the site for 2-1/2 years, the property has been used as an automobile service garage over the years. Apparently, this use, under different owners, has existed on this property for approximately 35 to 40 years.

The business also sells gasoline from two fuel dispensers located on the front of the property. The Petitioners wish to construct a canopy over these fuel dispensers in order to shield patrons from inclement weather. The location of the canopy is dictated by the fuel dispenser location and the subject variance is necessary. It was indicated at the hearing that the canopy will be within 11 ft. of the street right of way line, in lieu of the required 15 ft.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the BCZR, as construed by the case law. It is to be noted that there were no adverse Zoning Plans Advisory Committee comments to the request and no Protestants or other interested persons appeared at the hearing.

ORDER RECEIVED FOR FILING

Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of March, 1997 that a variance from Section 405.4.A.2.a. of the Baltimore County Zoning Regulations (BCZR) to permit a canopy within 11 ft. of the street right of way in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmm

ORDER RECEIVED FOR FILING  
Date 3/25/97  
By Mr. [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

March 24, 1997

Messrs. Glenn S. Kuntzman  
and Robert D. Kuntzman  
1701 Taylor Avenue  
Baltimore, Maryland 21234

RE: Case No. 97-342-A  
Petition for Zoning Variance  
Property: 1701 Taylor Avenue

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

PAID TO ORDER





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

**97-342-A**

1701 TAYLOR AVE, BALTI. MD

which is presently zoned BLAS

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 405.4.A.2.a; BC2R, to

PERMIT A CANOPY WITHIN 11' OF THE STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE DEVELOPED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Glenn S. Kuntzman

(Type or Print Name)

Signature

Robert D. Kuntzman

(Type or Print Name)

Signature

1701 TAYLOR AVE

Address

410 668 9828

Phone No.

Baltimore

City

MD

State

21234

Zipcode

Name, Address and phone number of representative to be contacted.

DAVID B. FRIEND

Name

5608 APRIL JOURNEY

Address

410 997-4058

Phone No.

COLUMBIA, MD. 21044

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

Jim

DATE

2-13-97

342



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

MICROFILMED

97-342-A

342

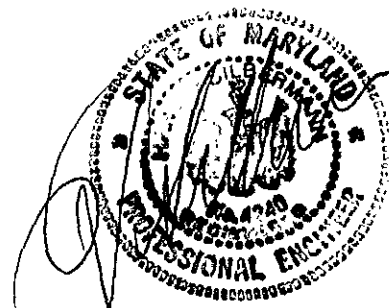
### ZONING DESCRIPTION

Subject property: 1701 Taylor Ave.  
Baltimore, Md. 21234

Beginning at a point on the south side of Taylor Ave. which is 40'-0" wide and at a distance of 20'-0" of the centerline of the nearest improved intersecting street ("Bonair Ave."), which is 40'-0" wide. Thence the following courses and distances.:

Typical metes and bounds; S. 68 41' E. 104.0', S. 21 19' W. 130.0', N. 68 41' W. 104.0', N. 21 19' E. 130.0' to the place of beginning as recorded in Plat Book L.McL.M. No. 9, Folio 70.

Being Lot #26, 25, 24, & 23, in the Hillendale Park Subdivision as recorded in Baltimore Plat Book L.Mc.L.M. No. 9, Folio 70. containing 13,520 S.F. or .310 Acres. Also known as 1701 Taylor Ave., 9th. District.



ENCLOSURE

**NOTICE OF HEARING**  
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 257-342-A  
 1701 Taylor Avenue  
 SEC Taylor and Buxton Avenues  
 9th Election District  
 4th Councilmatic  
 Legal Owner(s):  
 Glenn S. Kutzman and Robert D. Kutzman  
 "Variance" to permit a canopy within 11 feet of the street right-of-way in lieu of the required 15 feet.  
 Hearing: March, March 24, 1997 at 5:30 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
 Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.  
 (2) For information concerning the Fee and/or Hearing, Please Call 887-3351.

2/27/97 Feb. 27 C12562

# **CERTIFICATE OF PUBLICATION**

\_\_\_\_\_  
 TOWSON, MD., Feb 27, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks, the first publication appearing on Feb 27, 1997.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
SCCELLANEOUS CASH RECEIPT

No. 342 032528  
(11/086

DATE 2-13-97 ACCOUNT Pool-618D

AMOUNT \$ 250.00

RECEIVED  
FROM:

GLENN KUTZMAN 1701 TAYLOR BLVD

VAR. (020)

FOR:

01AD000216MICHRC \$250.00

30 000219PM02-13-97

LOCATION CASHIER PINK-AGENCY YELLOW-CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

JC 619



# CERTIFICATE OF POSTING

RE: Case No.: 97-342-A

Petitioner/Developer: \_\_\_\_\_

DAVID FRIEND

Date of Hearing/Closing: 3/24/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

1701 TAYLOR AVE. 21234

The sign(s) were posted on 3-7-97  
(Month, Day, Year)

Sincerely,

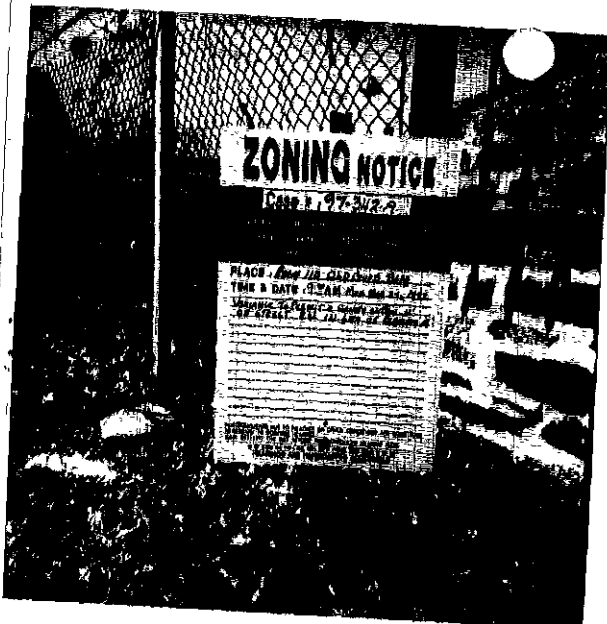
Thomas P. Ogle Sr.  
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR  
(Printed Name)

325 NICHOLSON ROAD  
(Address)

BALTIMORE, MARYLAND 21221  
(City, State, Zip Code)

(410) 687-8405  
(Telephone Number)



97-342-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-347-H

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: To permit a canopy within 11'  
of the street right of way under  
of the required 15'.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 342

Petitioner: GLENN KUNTZMAN

Location: 1701 Taylor Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Friend

ADDRESS: 5608 April Journey  
Columbia, Md. 21044

PHONE NUMBER: 997-4058

AJ:ggs

(Revised 09/24/96)

TO: PUTTUXENT PUBLISHING COMPANY  
February 27, 1997 Issue - Jeffersonian

Please forward billing to:

David Friend  
5608 April Journey  
Columbia, Maryland 21044  
997-4058

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#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-342-A  
1701 Taylor Avenue  
SEC Taylor and Bonair Avenues  
9th Election District - 4th Councilmanic  
Legal Owner(s): Glenn S. Kuntzman and Robert D. Kuntzman

Variance to permit a canopy within 11 feet of the street right-of-way in lieu of the required 15 feet.

HEARING: MONDAY, MARCH 24, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 21, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-342-A  
1701 Taylor Avenue  
SEC Taylor and Bonair Avenues  
9th Election District - 4th Councilmanic  
Legal Owner(s): Glenn S. Kuntzman and Robert D. Kuntzman

Variance to permit a canopy within 11 feet of the street right-of-way in lieu of the required 15 feet.

HEARING: MONDAY, MARCH 24, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Glenn and Robert Kuntzman  
David B. Friend

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 9, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

Messrs. Glen and Robert Kuntzman  
1701 Taylor Avenue  
Baltimore, MD 21234

RE: Item No.: 342  
Case No.: 97-342-A  
Petitioner: Glenn Kuntzman, et al

Dear Messrs. Kuntzman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 13, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

RECEIVED





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 2-21-97  
Item No. 342 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE:

2/24/97

FROM: R. Bruce Seeley .  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: FEB 24, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 336 341  
337 342

RBS:sp

BRUCE2/DEPRM/TXTSBP



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits & Development  
           Management

Date:    March 3, 1997

FROM:      Robert W. Bowling, Chief  
           Development Plans Review Division

~~RECEIVED BY THE DEPARTMENT OF PERMITS & DEVELOPMENT~~

SUBJECT:   Zoning Advisory Committee Meeting  
           for March 3, 1997  
           Item No. 342

The Development Plans Review Division has reviewed the subject zoning item. Taylor Avenue is an existing road which shall ultimately be improved as a 50-foot street cross section on a 70-foot right-of-way.

Entrances and setbacks should be maintained per the Department of Public Works' Standard Plate R-28 Service Station Entrance Channelization.

RWB:HJO:jrb

cc:    File

ZONE51C

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 03/04/97

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
Location: DISTRIBUTION MEETING OF February 24, 1997  
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

Item Number: 337 Owner: Helen E. Schaeffer

Item Number: 338 Owner: Stanley J. Hanna & Charlotte C. Hanna

Item Number: 339 Owner: Edward F. Stanfield, Partner & Richard  
R. Stanfield, Partner

Item Number: 340 Owner: William Nickerson & Geraldine Nickerson

Item Number: 341 Owner: Jon A. Eshelman & Sandy Sperl-Eshelman

Item Number: 342 Owner: Glenn S. Kuntzman & Robert D. Kuntzman

Item Number: 343 Owner: Mark P. Roush & Wanda F. Roush

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Permits and Development  
            Management

DATE:    March 12, 1997

FROM:     Pat Keller, Director  
            Office of Planning

SUBJECT:    Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL

# PETITION PROBLEMS

## **#336 --- CAM**

1. No review information on bottom of variance petition.
2. Sign form incomplete.

## **#337 --- JCM**

1. Need authorization for person signing for legal owner.
2. Need printed name of person signing for contract purchaser.
3. Sign form incomplete.

## **#338 --- RT**

1. No section number or request wording on petition form.

## **#339 --- MJK**

1. Sign form incomplete.

## **#340 --- MJK**

1. No telephone number for legal owner.
2. Notary section is incomplete.

## **#341 --- JRF**

1. Notary section is incomplete - doesn't have notary seal, among other things.

## **#342 --- JCM**

1. Sign form incomplete.

## **#343 --- JRF**

1. Sign form incomplete.

RE: PETITION FOR VARIANCE  
1701 Taylor Avenue, SEC Taylor and  
Bonair Avenues, 9th Election District,  
4th Councilmanic

Legal Owner(s): Glenn S. Kuntzman and  
Robert D. Kuntzman  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-342-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

FILE W/  
Z.C.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27<sup>th</sup> day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to David B. Friend, 5608 April Journey, Columbia, MD 21044, representative for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

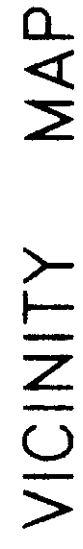
Glenn S. Kuntzman

1701 TAYLOR AVE Balto. 21234

DAVID B. FRIEND

5608 April Journey Ct/units for  
prod.





97342-A

PERMIT NUMBER: B293590  
DATE ISSUED: 01/15/97  
CONTROL NUMBER: TAC

DESCRIPTION OF REQUESTED VARIANCE:

1. EXTEND CANOPY OVERHANG BEYOND BUILDING RESTRICTION LINE BY A DISTANCE OF 4'-0".

**NOTES:**

1. EX. SERVICE ISLAND AND PROPOSED CANOPY LOCATION IS IMPERVIOUS, AND WILL REMAIN IMPERVIOUS.
2. CANOPY COLUMN MOUNTED DOWNSPOUTS TO SPILL ON GRADE.

PROPOSED CANOPY HEIGHT: 14.5' +/- 100K  
17.0' +/- TOTAL

EXISTING PARKING DATA:  
SPACES REQUIRED:  $\frac{3,056 \text{ SF}}{1000} = 3.05 \times 3.3 = 10.08 \text{ SPACES}$   
11 SPACES REQUIRED  
11 SPACES PROVIDED

**SITE PLAN**  
SCALE: 1" = 20'-0"

PLAN TO ACCOMPANY ZONING VARIANCE HEARING

REVISIONS	Job Name:	EXCEL CAR CARE CENTER	Drawn By: D.B.F.	Checked By:
	Location:	1701 TAYLOR AVE. BALTIMORE MD.	Scale: 1" = 20' - 0"	Date: 1-18-97
	Description:	SITE PLAN - CANOPY ARRANGEMENT	Description:	Job Number:
				Drawing Number: # 1 of 1

